

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Larry D. Simons, Chapter 7 Trustee

In re:

CASE NO.: 6:15-bk-14413-WJ

CHAPTER: 7

Debtor(s).

Sale Date: 03/22/2016

Time: 1:00 pm

Location: Ctrm. 304 U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501-3819

Last date to file objections: 03/08/2016

Description of property to be sold: residential real property commonly known as 12841 Fallview Court, Chino Hills, California 91709 and identified by San Bernardino County Assessor's Parcel Number 1023-141-20-0000 (the "Real Property")

Terms and conditions of sale: free and clear of any interests and liens and on an "AS-IS, WHERE-IS" basis for a sales price of \$1,100,000.00

Proposed sale price: \$ 1,100,000.00

Overbid procedure (if any):

See attached

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date & Time: March 22, 2016 at 1:00 p.m.

Location: Ctrm. 304 U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501-3819

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Jan Neiman
Neiman Realty Inc.
14205 Collins Street
Van Nuys, CA 91401
Tel.: 818-516-3779
E-mail: janneimanbroker@gmail.com

Date: 03/01/2016

OVERBID PROCEDURE

Trustee proposes the following overbid procedure be used at the hearing (the "Hearing") on the Motion for Order Authorizing Trustee to Sell Real Property Free and Clear of Liens, Subject to Overbid (the "Motion"):

1. Each potential bidder (other than Buyer as defined in the Motion) in order to qualify as a bidder at the Hearing, shall

(a) submit to Trustee, prior to the commencement of the Hearing, a cashier's check in the amount of at least Thirty-Three Thousand Dollars (\$33,000.00) (the "Earnest Money Deposit"), which represents three percent (3%) of the Sales Price of \$1,100,000.00 (as defined in the Motion), made payable to "A & A Escrow." Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder;

(b) bid on the identical terms as, or better terms than, Buyer as set forth in the Agreement (as defined in and attached as Exhibit A to the Motion) including, but not limited to, the "AS-IS, WHERE-IS" condition of the sale with no contingencies;

(c) submit to Trustee, prior to the commencement of the Hearing proof of ability to close escrow unconditionally on or before April 15, 2016, and to tender the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in his sole discretion, subject to approval by the Court;

(d) agree to increase the Earnest Money Deposit to ten percent (10%) of the successful bid amount and deposit such increased Earnest Money Deposit into the sale escrow (the "Sale Escrow") no later than one day after the Hearing, i.e., March 23, 2016; and

(e) attend the Hearing to participate in the overbidding; and

2. The initial overbid shall be a total of \$1,105,000.00, i.e., \$5,000.00 more than the Sales Price of \$1,100,000.00, and all additional overbids must be made in minimum increments of \$5,000.00 over the last stated overbid made on the record.

If the Highest Bidder fails to close the Sale Escrow on or before April 15, 2016, the Highest Bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the Real Property within two business days of written notification, transmitted via facsimile and/or e-mail, of Highest Bidder's default.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 03/01/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee (RS), ustpreion16.rs.ecf@usdoj.gov;

Chapter 7 Trustee: Larry D. Simons (TR), larry@lsimonslaw.com, lauren@lsimonslaw.com, c119@ecfcbis.com, nancy@lsimonsslaw.com

Trustee's Counsel: Nancy H. Zamora, zamora3@aol.com

Debtors' Counsel: Joel M. Feinstein, jmf@joelfeinsteinlaw.com

Secured Creditors' Counsel: Henry D. Paloci, hpaloci@hotmail.com, hpaloci@calibankruptcy.com; James F. Lewin, james.lewin@mtglawfirm.com, jimlewin@7gmail.com, wade.tang@mtglawfirm.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 03/01/2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtors: Sami E. & Sana S. Ghattas, 12841 Fallview Court, Chino Hills, CA 91709

Trustee's Broker: Jan Neiman, Neiman Realty, 14205 Collins Street, Van Nuys, CA 91401

U.S. Trustee: Office of the United States Trustee, 3801 University Avenue, Suite 720, Riverside, CA 92501

Judge: The Honorable Wayne Johnson, U.S. Bankruptcy Court, Riverside Div, 3420 Twelfth Street, Suite 384, Riverside, CA 92501-3819

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 03/01/2016, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/01/2016
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature

Supplemental Service List for Notice of Sale of Estate Property

Title:

Mindy Beckham & Steve Lopez
Title 365 Company, Inc.
4195 E. Thousand Oaks Blvd., Suite 107
Westlake Village, CA 91362

Fenny Widhiahini
Newwell Banker Real Estate
21671 Gateway Center Dr., # 208
Diamond Bar, CA 91765

Escrow:

Antonia Delgado
Sr. Escrow Officer
A&A Escrow Services, Inc.
415 N. Crescent Dr., Suite 320
Beverly Hills, CA 90210

Dr. Christopher C. Wong &
Dr. Quyen D. Phan
c/o George Wong
Keller Williams Palos Verdes Realty
550 Deep Valley Dr., Suite 359
Rolling Hills Estates, CA 90274

Proposed Buyer:

James Rodriguez
15789 Sleepy Oak Road
Chino Hills, CA 91709

Jinqiang Ye & Qi Deng
c/o Shinan Tominaga
TMS
Corporate Center Pasadena
225 South Lake Avenue, Floor 3
Pasadena, CA 91101

Buyer Broker:

Karim Ghelani
Rodeo Realty
202 N. Canon Dr.
Beverly Hills, CA 90210

Yong Song Li
c/o Allen Xu
New Star Consulting, Inc.
735 W. Duarte Road, Suite 208
Arcadia, CA 91007

Interested Parties:

Wei Wang
2151 Sun Ridge Drive
Chino Hills, CA 91709-1720

Wei Zhou
Hehua Qu
1468 Rancho Hills Drive
Chino Hills, CA 91709

Joe Chen
IRN Realty
556 W. Las Tunas Dr., #101
Arcadia, CA 91007

Louie J. & Yvonne G. Atilano
12832 McKinley Avenue
Chino, CA 91710